

Mixed Use – 3 Residential + 2 Retail

**1605-1607 Sir Francis Drake Boulevard @ Kent Avenue
Fairfax, CA**

Asking Price: \$1,450,000



Highly desirable renovated five-unit mixed-use property, on Sir Francis Drake Blvd. on the San Anselmo/Fairfax border. Per appraiser, building was constructed in 1930. Comprised of two commercial units and 3 residential units in building in back. Each unit has own private yard or patio. The charming 2 bdrm is perfect for owner/user w/private deck & yard. The property includes: a new stucco façade and upgrades to the kitchens and bathrooms in 3 residential units. Each unit is separately metered with individual water heaters.

2 Commercial units + building in back with
1-2 bd/1ba upstairs unit, 2-1 bd/1ba ground
level units - 2 bedroom has greenbelt views
Unit C has been freshly painted with new
carpet and appliances

All units have private fenced yard,

Parking: garage – 1 car

Building size: 2,781 sq. ft.

Lot size: 5,000 sq. ft.

Central heat

Roof: Shingle, tar & gravel

Exterior: stucco/wood siding

APN #: 002-211-05



RICK DURAZZO
1717 Powell Street, Suite 210
San Francisco, CA 94133
415.986.6312
rdurazzo@nbproperties.com
www.northbeachprop.com

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Income: \$104,400 – Projected Income: \$111,900

Unit	Unit Type/Tenant	Approx Sq. Ft.	Current Rent	Market Rent
Residential				
A	2bd/1ba	946	\$2,600	\$2,800
B	1bd/1ba	375	\$1,500	\$1,600
C	1bd/1ba	640	\$1,800	\$1,900
Retail				
*1605	A Fork Full of Earth	779	\$2,800	\$3,025
Total		2,740	\$8,700	\$9,325

**Garage parking occupied by tenant*

Expenses w/o Taxes: \$7,013

Property tax 1.12% of sales price

Insurance:	\$3,228
Water/Garbage:	\$2,700
Cleaning:	\$240
Pest Control:	\$845



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